



1A SPRINGFIELD CRESCENT **High Bentham, Nr Lancaster, LA2 7BD**

Price: £225,000 Region

Viewings: Strictly by prior appointment through Richard Turner & Son Bentham Office.

An attractive 3 bedroomed detached bungalow with detached garage situated in a pleasant open corner location on the town fringe conveniently just a few minutes walk from the local shops and amenities.

Full sealed unit double glazing and gas fired central heating installed.

Lancaster and the M6 – 15 miles, Kendal and the Lakes 19 miles,
Settle and the Yorkshire Dales National Park 12 miles approx.

Council Tax Band D

Energy Performance Certificate Band E

Accommodation Comprising

Kitchen:

11'7 x 7'11 (3.53m x 2.41m) Fitted cupboards and units incorporating stainless steel single drainer sink unit, free standing gas cooker, extractor hood, fridge recess, auto washer recess and work surfaces with tiled splashbacks. Center light fittings, radiator.



Lounge:

17'9 x 13'11 max (5.41m x 4.24m max) Stone fireplace housing living flame gas fire, picture window. Feature beam, front door recess with discreet gas and electric meter cupboard, 2 x center lights, radiator, TV point.



Inner Hall:

11'8 x 2'11 min (3.56m x 0.89m min) Walk in storage cupboard 5' x 2'4 (1.52m x 0.71m approx.) with fitted shelves and center light.

Master Bedroom 1:

14'8 x 9' (4.47m x 2.74m) Built in double wardrobe, center light, radiator.

Loft hatch and drop down loft ladder to part boarded storage loft with lighting installed.



Bedroom 2:

12'11 x 7'8 (3.94m x 2.34m) Center light, radiator.



Dining Room / Bedroom 3:

9'7 x 8'8 max (2.92m x 2.64m max) Center light, radiator.



Shower Room:

7'10 x 6'1 (2.39m x 1.85m) Large shower cubicle, low flush wc and pedestal wash basin, splashback boarding and tiled dado, center light, radiator.



Outside

Detached Garage:

15'11 x 7'8 internal measurement (4.85m x 2.34m int meas.) Up and over door, light and power installed.

Front / Southerly Elevation:

Tarmac path and lovely landscaped garden area.





Westerly Elevation:
Paved patio and garden borders.

Easterly Elevation:
Tarmac path.

Rear / Northerly Elevation:
Raised paved patio / drying area 25' x 25' (7.62m x 7.62m approx.) and bin standing area.





Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Oglethorpe, Sturton & Gillibrand Solicitors, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ.
Tel: 015242 71388.

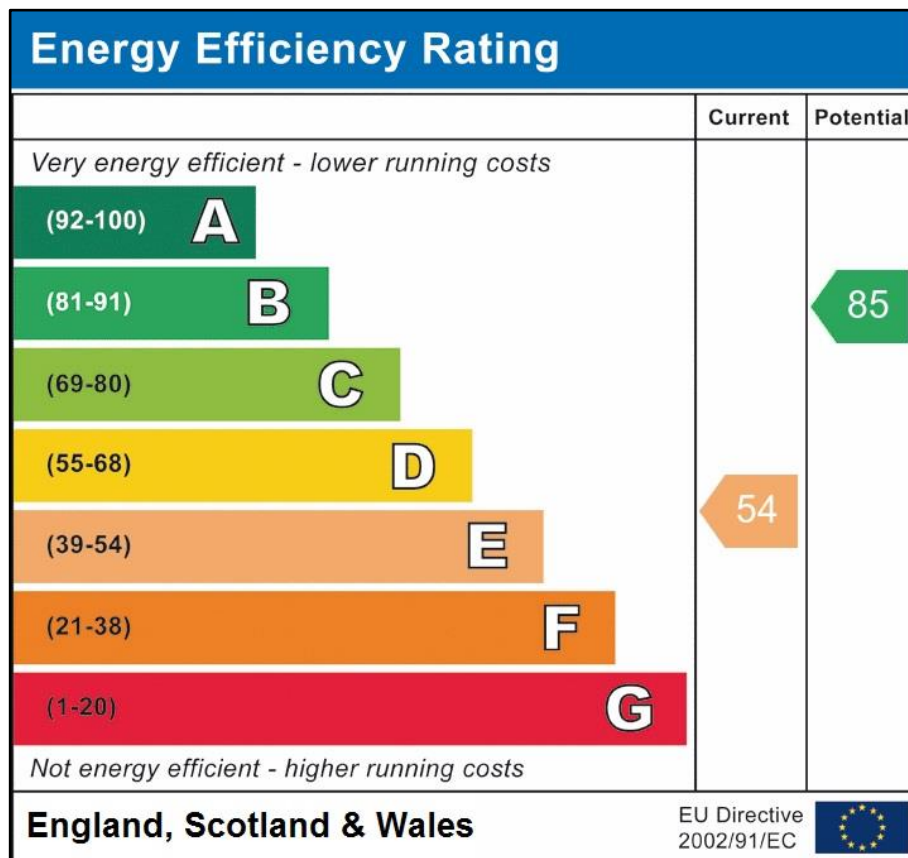
Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

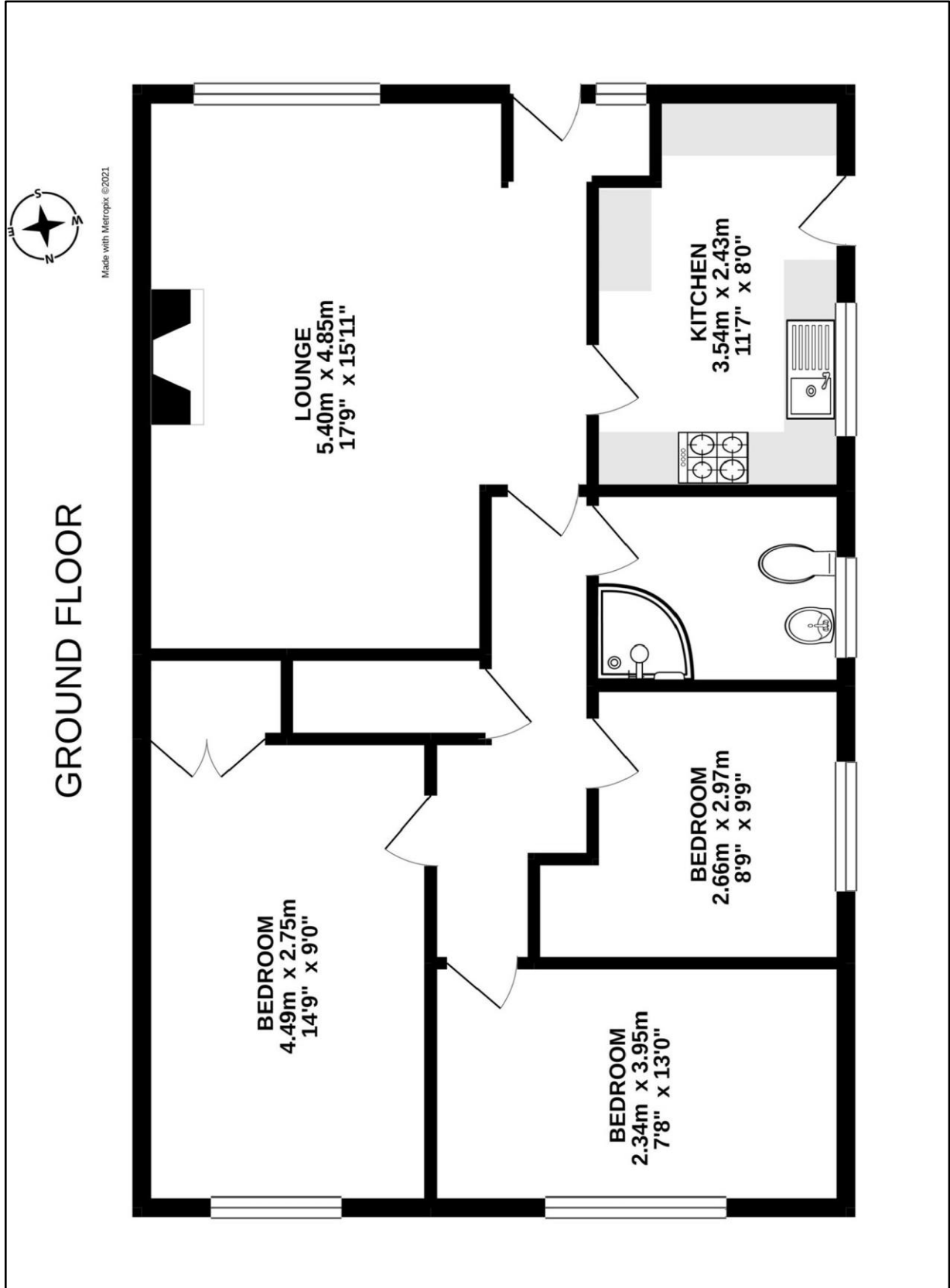
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Energy Performance Certificate



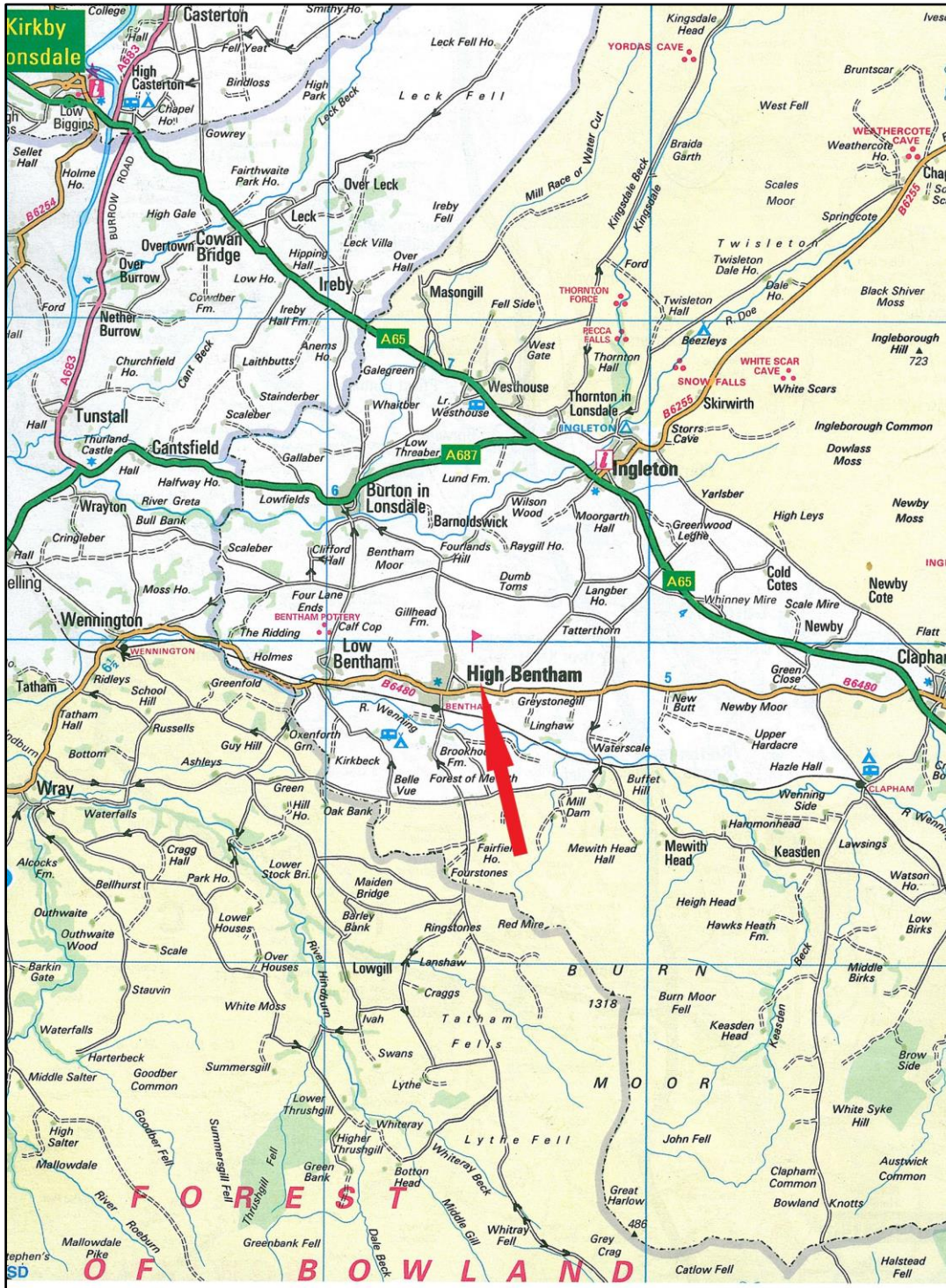
Floor Plan



Copy Title / Boundary Plan



Location Plan



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MISREPRESENTATION ACT 1967:

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